

Applicant requests a Special Exception under Section 2.16.050 H (Lot Width, Area) in an R-2/c/sp (Residential) zone.

The request is for the development of an existing residential structure on a lot that does not meet the R-2 lot area and lot width requirement.

The lot width requirement for a single family residence in the R-2/c/sp zone district is 80 feet and the lot area is 10,000 square feet. The lot depth of 130.56' exceeds the R-2 requirement of 110'.

BACKGROUND

The applicant built a house on an R-2 zoned lot that has a lot width of 72.01' and a lot area of 9,583.20 square feet. A detailed site development plan, zoning case #DP-01004, was approved in 2001 that allowed 6' side yard setbacks and 20' front and rear yard setbacks.

CALCULATIONS

Date of recorded subdivision = August 9, 2004

Lot width required by Special Exception = 72' (90% of 80')

Lot area required by Special Exception = 9,000 square feet (90% of 10,000 sq. ft.)

Lot width requested = 72.01'

Lot area requested = 9,583.20

STAFF RECOMMENDATION

Staff recommends that the case be withdrawn.

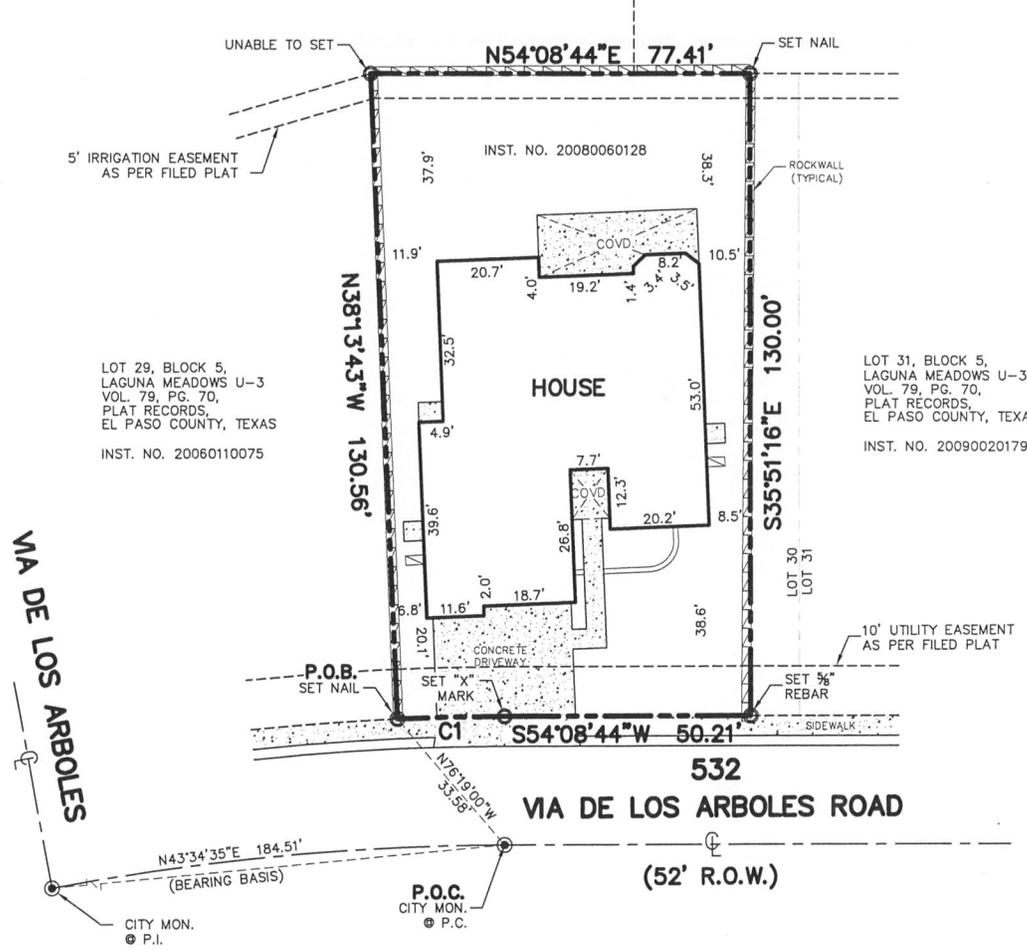
The Zoning Board of Adjustment is empowered under Section 2.16.050 H to:

"Permit the construction of a single-family residence in a residential (R) district on a lot that does not meet the required minimum lot width, minimum lot depth, or minimum lot area; provided, however, that:

1. The lot is in a legally recorded and developed subdivision of at least ten years; and,
2. A minimum of one of the required amounts, lot width, lot depth or lot area, meets the required minimum amount; and,
3. The lot width, lot depth or lot area amounts which do not meet the required minimum amounts are not less than ninety percent of the respective required minimum amount; and,
4. The residential structure conforms to the yard setbacks of the zone in which it is located; and,
5. The maximum number of lots for which this exception may be granted in any subdivision shall be five percent of the total number of lots in the subdivision or one lot, whichever is greater."

LOT 25, BLOCK 5,
LAGUNA MEADOWS U-3
VOL. 79, PG. 70,
PLAT RECORDS,
EL PASO COUNTY, TEXAS
INST. NO. 20090078071

LOT 24, BLOCK 5,
LAGUNA MEADOWS U-3
VOL. 79, PG. 70,
PLAT RECORDS,
EL PASO COUNTY, TEXAS
INST. NO. 20050111329



NOTE:

1. SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X", AS PER F.I.R.M. PANEL NUMBER 125 B, LAST REVISION DATE 09-04-91. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.
2. BEARINGS SHOWN ARE BASED ON THE FILED PLAT FOR LAGUNA MEADOWS UNIT THREE.
3. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT, (NOT SHOWN).
4. THE PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
5. THIS SURVEY WAS DONE FOR TITLE INSURANCE ONLY, AND SHALL NOT BE USED FOR CONSTRUCTION OR OTHER PURPOSES.
6. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
7. A WRITTEN DESCRIPTION DATED 5/25/10 ACCOMPANIES THIS PLAT.
8. BY CITY ORDINANCE A SUBDIVISION REPLAT PROCESS IS REQUIRED. THIS PROCESS IS IN PROGRESS, AND IT IS SUBJECT TO APPROVAL BY THE CITY OF EL PASO. EVEN AFTER CONVEYING THE PROPERTY DESCRIBED HEREIN THE CURRENT AND/OR NEW OWNER ARE OBLIGATED TO CONTINUE THIS PROCESS IN ORDER TO COMPLY WITH CITY ORDINANCE. THE PARTIES INVOLVED IN THIS TRANSACTION HAVE BEEN NOTIFIED OF THIS PROCESS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	21.80'	526.00'	10.90'	2°22'28"	S52°57'30"W	21.80'

B¹
Barragan & Associates Inc.

LAND PLANNING & SURVEYING
10950 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

A PORTION OF
LOT 30, BLOCK 5,
LAGUNA MEADOWS UNIT 3,
AN ADDITION TO THE
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
AREA 0.22 ACRES ±

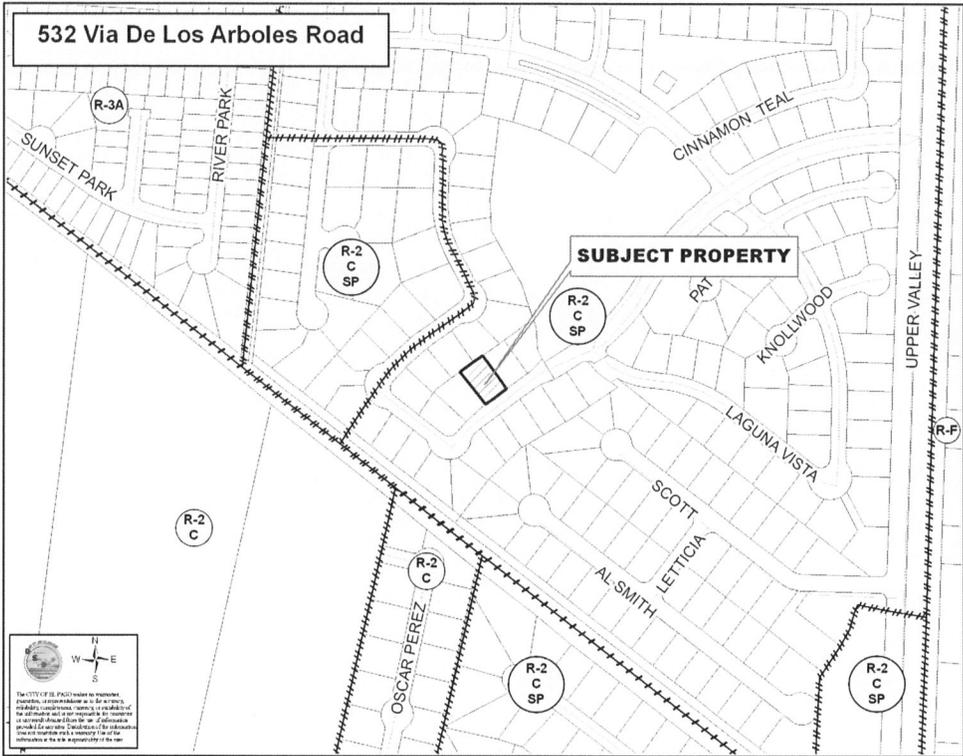
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Barragan
Barragan, R.P.L.S. TX. No. 5615

Plat reference vol/bk 79 pages 70
Scale 1"=30' Date 5/10/2010 Drawn by OE

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ZONING MAP



NOTIFICATION MAP

